

FARMINGTON CITY COUNCIL MEETING

Wednesday, December 3, 2003

CITY COUNCIL WORK SESSION/EAST CONFERENCE ROOM

PRESENT: Mayor David M. Connors, Council Members David Hale, Larry W. Haugen, Susan T. Holmes, Edward J. Johnson, City Planner David Petersen, Finance Director Keith Johnson, and Deputy Recorder Jeane Chipman. Council Member Bob Hasenyager and City Manager Max Forbush were excused.

Mayor Connors began discussion at 6:40 P.M. The following items were reviewed:

Cowboy Partners Development Proposal

The item was withdrawn by the applicant.

Enhancement Application Proposal for Neal Sessions Building at State and Main Streets

There may be grant funds available that would allow the City to restore the Neal Sessions Building to its historical condition.

Consideration of Recommendation for S&S Railroad Expansion Proposal

The applicant wished to receive a letter of recommendation from the City in support of the expansion proposal. City Council members expressed concern over safety and the impact the expansion may have on the "Rails to Trails" program.

Resolution regarding the Interlocal Cooperation Agreement with Centerville

The item was a housekeeping matter. The Agreement had been approved in concept during the last City Council meeting, but the item had not been officially listed as a *resolution*.

Employee Recognition Program/Christmas Holiday Work Schedule

Mr. Johnson asked that consideration of the recognition program be delayed. However, it would be well to discuss the Christmas holiday work schedule during the regular session.

REGULAR CITY COUNCIL/CITY CHAMBERS/CALL TO ORDER

PRESENT: Mayor David M. Connors, Council Members David Hale, Bob Hasenyager, Larry W. Haugen, Susan T. Holmes, Edward J. Johnson, City Planner David Petersen, City Recorder Margy Lomax, Finance Director Keith Johnson, and Deputy Recorder Jeane Chipman.

Mr. Hasenyager was delayed in his attendance because of another meeting. The City Manager,

Mr. Forbush, was excused.

Mayor Connors called the meeting to order at 7:00 P.M. The invocation was offered by **Margy Lomax** and the Pledge of Allegiance was led by **Ed Johnson**.

APPROVAL OF MINUTES OF PREVIOUS MEETING

Larry Haugen moved that the City Council approve the minutes of the November 19, 2003, City Council Meeting with corrections as noted. **Susan Holmes** seconded the motion. The voting was unanimous in the affirmative.

CONSIDERATION OF RECOMMENDATION FOR S&S SHORTLINE RAILROAD EXPANSION PROPOSAL (Agenda Item #3)

Mr. Petersen stated that Mr. Flanders (owner of the S&S Railroad located at 575 North 1525 West) requested the City consider writing a letter of recommendation to the Utah Transit Authority (UTA) in support of the proposal to expand the operation of the recreational railroad to the Davis County Fairgrounds by running tracks along the Rio Grande line which would occupy eight feet of the present 66 feet right of way. The issue had been discussed during the previous City Council Meeting. However, Council members were concerned that the expansion may compromise the “Rails to Trails” program.

Mayor Connors stated that even though the agenda item had not been noticed as a public hearing, the Council was willing to hear from the applicant in order to gain more information.

Steve Flanders (575 North 1525 West) stated that many agencies in Utah and nationally had been very favorable toward the S&S Railroad and Museum. Several media agencies had covered the work being done. Mr. Flanders stated that the Utah Department of Transportation had approved the at-grade crossing proposals. The “Rails to Trails” program would not be impacted because there would be enough room for both. The grantor of the right-of-way needed would be the Utah Transit Authority.

Mayor Connors expressed the Council’s and his appreciation for the work that had been done but that they felt there may be some safety issues. A discussion ensued, including the following points:

- ▮ Mr. Flanders is negotiating with UTA for a 20 year contract in order to recoup the investment in the tracks.
- ▮ Three major roads would be traversed (1525 West, Clark Lane, and 1100 West). A study had been done by DOT which indicated there would be minimal impact on traffic. A regular railroad track crossing gate would be installed at each crossing.

- ↯ The crossings have been approved by the National Railroad agency.
- ↯ The tracks would require a cut in the asphalt of the roads.
- ↯ The time it would take for the train to cross the road would be about 45 seconds.
- ↯ Frequency of the crossings would depend on ridership.
- ↯ The train travels at about 10 miles per hour.
- ↯ The expansion would enhance the tourism of the County and the City. It may be possible to tie the tourism attraction of the railroad to the commuter rail stop planned for Farmington.
- ↯ Members of the City Council felt they needed a field trip to the facility so they could better understand what the expansion would entail. The trip was planned for 11 A.M. on Saturday, December 7.

Mayor Connors commented that the train operation was a treasure for Farmington and that it was supported by the Council. However, the expansion needed to be carefully considered by the City Council to make sure all facets had been thought through.

COWBOY PARTNERS DEVELOPMENT PROPOSAL (Agenda Item #4)

This agenda item was not ready for discussion so was deleted from the agenda.

ENHANCEMENT APPLICATION PROPOSAL FOR NEIL SESSIONS BUILDING AT STATE AND MAIN STREETS (Agenda Item #5)

Mr. Petersen informed the City Council that funds for historic preservation were available through the Federal Highway Enhancement program. It was proposed that the City apply for enhancement funds to restore the facade of the Neil Session building located on the northeast corner of State and Main. After inspecting the building with City staff and the property owner, a representative from the State Historic Preservation Office estimated that the project will cost \$71,000.00. A 20 percent match from the City would be required. The property owner was willing to provide this through in-kind labor and/or a conservation easement. The application is due to UDOT by December 10, 2003. Mr. Petersen stated that nothing of this nature had been done in Utah before. He ask that the Council consider authorizing the Mayor to sign the application, which would be completed later in the week.

Motion

Ed Johnson moved that the City Council authorize the Mayor to sign the completed application form upon completion by the Staff. **David Hale** seconded the motion, which passed by unanimous vote.

MINUTE MOTION APPROVING BUSINESS OF CONSENT (Agenda Item #6)

Susan Holmes moved to approve the following items by consent as follows:

10. Ratification of Construction Bond Agreements previously signed by Mayor Connors.
11. Short-term Disability Proposed Changes/Additional Life Insurance Benefit for Employees' Spouses and Children. This change, as was presented at the Council meeting of November 19, would extend the waiting period on short-term disability from 7 to 14 days. This change will create a savings to the City which would also allow for additional life insurance coverage for the employees' spouses and children. If approved, this will take affect January 1, 2004. The employees have been notified of this proposed change and the only responses given have been positive.
12. Authorization for Mayor to Sign Emergency Preparedness Grant Application. The City is applying for another \$7,000 for emergency preparedness to fund the CERT and Emergency Preparedness operations.

Larry Haugen seconded the motion, which passed by unanimous vote.

APPROVAL OF ORDINANCE APPROVING CITY COUNCIL MEETING SCHEDULE FOR 2004 (Agenda Item #7)

Motion

Susan Holmes moved that the City Council approve Ordinance No. 2003-58, an ordinance establishing a time and place for holding regular Farmington City Council meetings. **Larry Haugen** seconded the motion, which passed by unanimous vote.

APPROVAL OF RESOLUTION APPROVING EMERGENCY OPERATIONS PLAN (Agenda Item #8)

The agenda item was a hold over from the last City Council meeting. Since that meeting, the City Attorney had reviewed the Plan and had given input. **Mayor Connors** stated that the Emergency Operations Plan was essential for the safety and property maintenance of the City and the protection of its citizens. He introduced Paul White, Emergency Preparedness Director.

Paul White stated that the Plan was not a final document, that it would be updated yearly by design. There would be SOPs for every department which would allow an authorized designee to maintain efficient emergency operations in the event neither the Mayor nor himself were available.

Mayor Connors stated there may have been some communications problems in the old

program. He wanted affirmation that such details had been resolved.

Mr. White stated that all concerns had been addressed and that there would be a practice run of the Plan in March.

Mr. Johnson stated he had been through the CERT training under Mr. White and that it was excellent. He urged all Council Members to get the training. The next training session will be the first Tuesday in February.

Motion

David Hale moved that the City Council adopt Resolution No. 2003-59, a resolution adopting an amended Emergency Operations Plan for Farmington City. **Ed Johnson** second the motion, which passed by unanimous vote.

RESOLUTION OF THE AUTHORIZING THE EXECUTION OF AN AMENDMENT TO INTERLOCAL COOPERATION AGREEMENT BETWEEN CENTERVILLE CITY AND FARMINGTON CITY PROVIDING FOR COOPERATIVE ACTION REGARDING BOUNDARY LINE ADJUSTMENT, PARK DEVELOPMENT, STREETS AND STORM DRAINAGE (Agenda Item #9)

Mr. Petersen stated that the formal Agreement had been conceptually approved during the last City Council meeting. All changes that had been suggested had been included. The item was on the agenda so that it could be officially listed as a “resolution.”

Motion

Susan Holmes moved that the City Council adopt Resolution No. 2003-60, a resolution of the City Council of Farmington City authorizing the execution of an Amendment to Interlocal Cooperation Agreement between Centerville City and Farmington City providing for cooperative action regarding boundary line adjustment, park development, streets and storm drainage. **Larry Haugen** seconded the motion, which passed by unanimous vote.

EMPLOYEE RECOGNITION PROGRAM/CHRISTMAS HOLIDAY WORK SCHEDULE (Agenda Item #10)

City Finance Director, Keith Johnson recommended that discussion of the employee recognition program be delayed. However, he asked that the Council consider a change in the Christmas holiday schedule. Because the Christmas holiday falls on Thursday this year, it was suggested that the day off usually given for Christmas Eve be taken on Friday and that the office close at noon on Christmas Eve day. The employees would then take vacation time for the four hours on Christmas Eve.

Motion

Ed Johnson moved that the City Council approve the change of Christmas Holiday Schedule as presented. **David Hale** seconded the motion, which passed by unanimous vote. The date for the office Christmas party had been set for December 19, 2003, at 1 P.M.

MISCELLANEOUS

Street Lighting Deficiency

Mr. Johnson reported an area in the Cave Hollow Plat K subdivision that had no street lighting.

Technology Committee Report

Mr. Johnson stated that the Technology Committee had reviewed conduit placement throughout the City and felt that the plan could be adopted as presented. The Committee had felt that the City should consider laying conduit through residential areas in the same manner phone lines had been installed. The Committee may take a tour of cities where similar lines had already been installed in order to give suggestions regarding development standards.

Facility Use Agreement

Mr. Johnson noted that the increase for cancellation recommended by the City Council had not been included in the current draft of the Facility Use Agreement.

Draft Policy for Cultural Arts

Ms. Holmes stated a draft for the proposed policies governing the city's cultural arts program had been emailed to all the Council Members. She asked that any changes or suggestions needed to be submitted to her. It was intended that the document be reviewed during the next City Council meeting.

Signal Light Outage

Mr. Haugen reported a red light malfunction at the Cherry Hill interchange.

UP&L Street Lighting Contract

Mr. Hale asked for a report regarding the SID street lighting project.

The City Finance Director reported the City Manager had moved ahead with the project and that the City was currently waiting for the contract to be mailed.

SID on 1500 West

There had been a concern raised by a citizen who was worried that the gutter installation

on the east side of 1500 West may cause flooding in the neighborhood. The City Engineer was involved and would design the project so that the road would have a crown, thus eliminating flooding potential.

South Davis Recreational Center Proposals

Mayor Connors stated that it had been requested of him by Mayor Joe Johnson of Bountiful that he sign a letter with the other 5 mayors of South Davis County towns which supported the request to have Davis County dedicate a portion of the tourism tax revenue to help fund the ice sheet proposed for the contemplated South Davis County regional recreational center. The Mayor stated that the letter would in no way commit the City Council nor the City's citizens to any decision regarding the proposed County center. It was a first step in determining those who would be willing to partner in the project. The Davis School District had already committed to the project. The letter would be a preliminary action with no commitment attached.

Mr. Hale expressed his feeling that the letter would be acceptable and that his concern was that citizens of Farmington be reassured there was no commitment by the City regarding the proposed project, that they would have the opportunity to vote on the issue and make their voices heard.

Mayor Connors reaffirmed that the letter was in no way a commitment for the City Council nor for the citizens of Farmington.

By consensus, the City Council authorized Mayor Connors to sign the letter as discussed.

Audit for 2003

Mr. Keith Johnson requested the Council consider either reviewing the audit in the next City Council meeting, at which time they would not be able to review it prior to the meeting; or, that they authorize him to apply for an extension to the State and have the audit ready for review in January. The City Council asked Mr. Johnson to apply for the extension and have the audit ready for their first meeting in January.

{Mr. Hasenyager arrived at 7:58 P.M.}

ADJOURNMENT

Susan Holmes moved that the meeting adjourn at 8:00 P.M. **Larry Haugen** seconded the motion, which passed by unanimous vote.

Margy Lomax, City Recorder
Farmington City